

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

February 27, 2015 - Board Office

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

Present:

Harold Brantley, Chair  
Kathy Mayfield, Board Member  
Thomas Oliver, Board Member  
Dann Cann, Board Member  
Jeff Fultz, Board Member

Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Kim Mathias, Executive Secretary  
Brian Judy, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### MINUTES

Motion by Thomas Oliver, second by Dann Cann and the Board unanimously approved the January 23, 2015 minutes. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

## EDUCATION

Motion by Kathy Mayfield, second by Jeff Fultz and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

- A. McKissock, LP
  - 1. Appraisals of Owner-Occupied Commercial Properties – 7 hours CE online
  - 2. Appraisal of Industrial Incubators – 7 hours CE online
- B. Bluegrass Chapter – Appraisal Institute
  - 1. The Discounted Cash Flow Model: Concepts, Issues & Applications – 7 hours CE classroom.
  - 2. Understanding Collateral Underwriter – 4 hours CE Classroom
- C. Dennis Badger & Associates, Inc.
  - 1. 2015 Fannie Mae Refresher & Updates – 7 hours CE Classroom
- D. NAIFA
  - 1. Supporting Adjustments with Microsoft Excel – 7 hours CE Classroom
- E. Department of Revenue Office of Property Valuation
  - 1. KY Course 72 – Commercial Real Property Appraisal/Income & Sales Comparison Approach – 15 hours CE classroom
  - 2. KY Course 71 – Commercial Real Property Appraisal/Cost Approach – 15 hours CE classroom
- F. Redd, Brown & Williams Real Estate Services
  - 1. 2014-2015 National USPAP Update – 7 hours CE Classroom
  - 2. Today's Residential Appraisal Review – 2015 – 7 hours CE Classroom
  - 3. Appraisal Regulatory Update -2015 – 7 hours CE Classroom
  - 4. Fannie Mae CU and Analyzing, Developing, Supporting Appraisal Adjustment – 7 hours CE classroom
  - 5. Lender Appraisal Regulatory Requirements – 3.5 Hours CE Classroom

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved the following education course for Fiscal Year 2014-2015 with the stipulation that the instructor attend the KREAB sponsored Supervisor/Trainee Course before offering course. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

- A. Redd, Brown & Williams Real Estate Services
  - 1. Supervisor & Associates Mandatory Course – 7 hours CE Classroom

The Board was notified by Wilson Education Group of a course name change. All content is the same as presented to the Board.

A. Wilson Education Group

1. Title change only – Change from Secondary Market Appraisal Standards v. 2015 to **Fannie Mae Guides 2015 and Collateral Underwriting**

## EXPERIENCE REVIEW

Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously approved the following experience. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.

- (1) Jeremy Heltsley – Approve Experience for Certified General. He must successfully pass the Certified General exam.

## CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Dann Cann, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.

- A. Tracy Allen Arnold – Associate
- B. Keenan Joel Kenimer – Certified General
- C. Justin Morrell – Associate
- D. Patrick D. Musser – Associate
- E. Joseph Rexroat – Certified General (GA)
- F. Jonathan R. Richmond – Certified General (MO)
- G. Haleigh Jacobs Vinson – Certified Residential
- H. Alex Westendorf – Associate
- I. Debi L. Wilcox – Certified General (OH)
- J. John P. Williams – Certified General (PA)
- K. Angela Woodlee – Certified Residential

## COMPLAINT

- A. The Board reviewed the Case Summary Chart. Tom Veit reported 43 cases filed for 2014 and 10 cases and 1 AMC case filed for 2015. There are 19 open cases.
- B. Case No. 14-14 AMC– Motion by Thomas Oliver, second by Dann Cann and the Board unanimously agreed to set the case for an informal mediation and if not successful to set

the case for a hearing. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.

- C. Case No. 14-34 · Motion by Kathy Mayfield, second by Jeff Fultz and the Board unanimously agreed to dismiss the case. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.
- D. Case No. 14-35 – Shirley “Kim” Hall · Motion by Kathy Mayfield, second by Dann Cann and the Board unanimously accepted the agreed order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.
  - (a) Hall shall complete a 15 hour National USPAP course with successful completion of examination. Said 15 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2015.
  - (b) Hall agrees that the Board shall not renew her certification for the 2015 renewal cycle July 1, 2015 until she has completed the requirements of the terms set out in paragraphs (a) of this order.
- E. Case No. 14-29 – Martha Greer – Motion by Thomas Oliver, second by Jeff Fultz and the Board unanimously approved the agreed order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.
  - (a) Greer agrees to not appraise personal property and/or business interests until she has completed 30 hours of approved continuing education courses in personal property and/or business interests.
- F. Cases on Appeal or scheduled for hearing – Attorney will work through the legal process on all below listed cases.
  - (1) Lynn Prichard Case 12-10, 12-11, 12-12, 12-25, 12-26 – The Judge in Franklin Circuit Court granted extensions to respondents Attorney. The Board advised staff and attorney to push the appeals as rapidly as possible. Brief filed in Circuit Court, waiting for response.
  - (2) Matt Miniard · 10-18 – Court of Appeals. A brief has been filed and waiting for response.
  - (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07 Misfiled in wrong county by Harrington Attorney. Appeal now in the Madison Circuit Court. – Pending Decision from Madison County Judge
- G. Cases to be set for hearing
  - (1) Case 12-45 – William O. Spence – Hearing scheduled May 19-21, 2015

- (2) Case 12-04 – Thomas Biederman - Hearing January 6, 2014 at LaGrange, KY.  
– A continuance was granted to Mr. Biederman. No rescheduled hearing date at this time.
- (3) Brandon Combs – Pending hearing date

## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending January 31, 2015 – Motion by Kathy Mayfield, second by Jeff Fultz and the Board unanimously reviewed and accepted the January payments as presented by staff. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- B. Motion by Dann Cann, second by Thomas Oliver and the Board unanimously approved the payment of \$608.86 be paid to Terry Farmer out of the recovery fund. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- C. Anonymous Grievance Received – The board agreed to table the discussion until the April 2015 Board meeting.
- D. Motion by Thomas Oliver, second by Kathy Mayfield and the Board denied the second extension request to complete an education course for an agreed order requirement from Rhonda Hodges. Ms. Hodges has until March 31, 2015 to complete all the required education required per the agreed order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- E. MoveIt File Transfer System was explained to the Board as means in receiving information that contains large files.
- F. Motion by Dann Cann, second by Thomas Oliver and the Board agreed to change the June Board meeting to June 19, 2015 and the July Board meeting to July 17, 2015. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- G. Mandatory Educational Seminar for KREAB Law and Regulation - Motion by Kathy Mayfield, second by Dann Cann and the Board agreed to establish a 3.5 hour law and regulation course that will be required to be completed by all KREAB appraisers every 4 years and the 3.5 hour of CE can be applied toward the 14 hours of required continuing education. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- H. Delegation of Authority – Motion by Dann Cann, second by Kathy Mayfield and the Board agreed to delegate the authority to the Executive Director the administration and enforcement of as necessary to discharge the duties imposed by the provisions of KRS 324A.010 -090 and KRS 324A. 150-164. The Board may also delegate to the director the authority to act on behalf of the board on such occasions and in such circumstances as the Board directs. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.



- I. Supervisor/Trainee Mandatory rescheduled date March 6, 2015
- J. ASC Review – March 25-27, 2015
- K. AARO Spring Meeting – May 1-3, 2015 – Nashville, TN
- L. March Board Meeting – March 27, 2015
- M. Public Hearing for regulations was cancelled
- N. Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved for Brian Judy and Dann Cann to attend the Level 1 and 2 Investigator Training. All fees are paid by The Appraisal Foundation. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

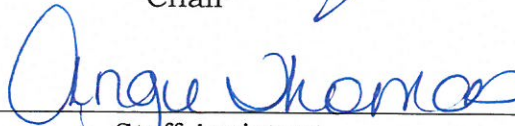
Motion by Jeff Fultz, second by Thomas Oliver and the Board per KRS 61.810(1)(c) voted to go into executive session to discuss legal matters. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to adjourn executive session. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

A motion was made by Thomas Oliver and second by Kathy Mayfield and the Board voted unanimously for Brian Judy to mediate Case No. 12-45 on behalf of the Board, and any mutual agreement reached at mediation shall be binding and accepted by the board. Provided there is no agreement reached, the case hearing shall proceed as set. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously agreed to adjourn the meeting.

  
Chair

  
Staff Assistant